

SETTING OUT

The building is to be located with a minimum distance of 1 metre from the finished building face to the boundary wall and adjacent building.

FOUNDATIONS

New foundations to external and internal load bearing walls to be mass concrete minimum 600mm wide and to a depth of 1000mm from ground level, or to depth as directed by the Building Inspector. Where any drain runs or other services pass through foundations allow for pcps lintels over.

SURFACE WATER DRAINAGE

Expose, identify and protect any existing surface water drain runs during the work. New surface water connections to the outbuilding to be pvcu gulleys, located at northwest and southwest corners of the building, connected to new surface water drainage in 100mm pvcu underground pipework bedded and surrounded in 150 pea shingle to new soakaway in the gardens min 2.0 cu.m. capacity constructed of STORMCRATE rigid plastic crates and located a minimum of 5metres from any building face. Drainage to be encased in 150 mass concrete under driveway.

EXTERNAL WALLS BELOW DPC

Walls below DPC are to be constructed in 100mm solid concrete blockwork with 102mm red facing brick to external skin where visible. The dpc is to be 112 Dampcore or similar. Where drains and other service connections pass through the external walls, 100 x 68 prestressed pc lintols are to be installed above.

EXTERNAL WALLS ABOVE DPC

Walls above DPC to be constructed of an external skin of 102mm facing brickwork, 100mm cavity fully filled with Celotex CX5000 cavity insulation slabs (or equivalent), internal skin of 100mm Toplite GTI lightweight insulation blocks or equal equivalent, to provide U value of 0.16. Cavity ties are to be stainless steel at 450mm vertical and 750mm horizontal centres.

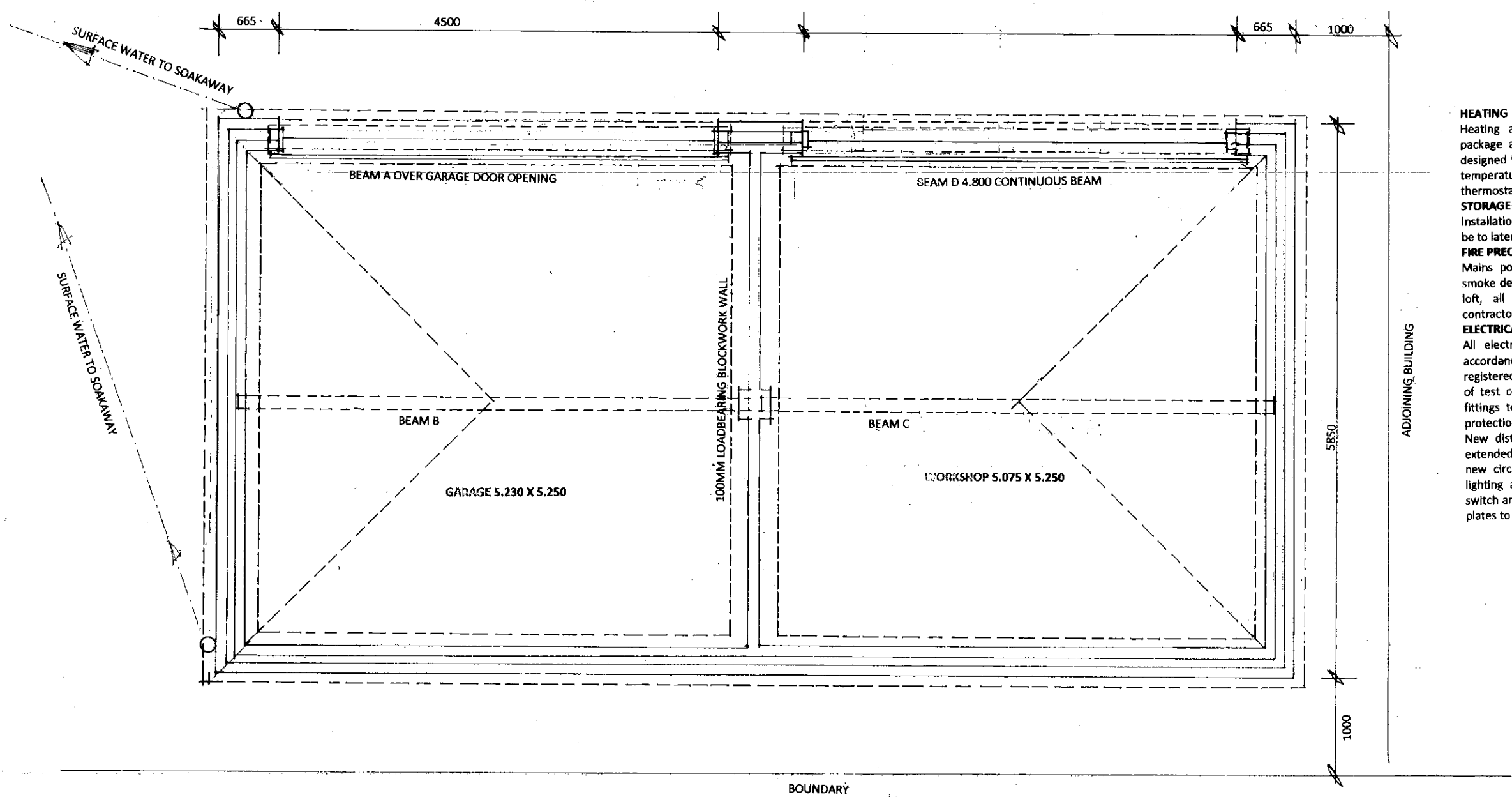
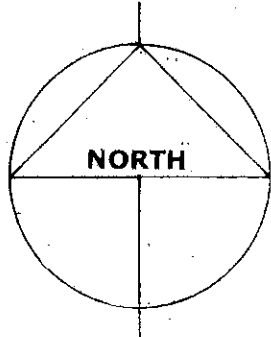
Beam A and D structural steel beams to engineers specification with minimum 150mm bearings. All new openings are to be made with Thermabate or equivalent Insulated closers.

GROUND FLOOR STRUCTURE

Excavate the area to remove any remaining vegetable soil to depth as required and set aside for reuse in landscaping the surrounding area. Treat the area with a weedkiller and lay 200mm well consolidated hardcore and sand blinding, 1200 gauge damp proof membrane dressed up external walls to lap with DPC and minimum depth 125mm concrete slab with light mesh reinforcement, A193 or equivalent.

GROUND FLOOR FINISH

75mm flooring grade insulation to workshop only on separating layer with insulation to all junctions with external and internal walls and 65mm cement/sand screed.



HEATING

Heating and cooling to outbuilding to be by package air conditioning unit, all heating to be designed to maintain 21 degrees C when external temperature is -1C, controlled by internal thermostat.

STORAGE AND WORKSPACE FITTINGS

Installation of worktops, cupboards and shelving to be to later detailed design.

FIRE PRECAUTIONS

Mains powered detection to be provided, with smoke detectors in garage, workshop and storage loft, all designed and installed by specialist contractor.

ELECTRICAL INSTALLATION AND PART P

All electrical works are to be carried out in accordance with the requirements of Part P by registered contractors and subject to the provision of test certificates on completion. All new light fittings to be low energy and with integral fire protection.

New distribution board to be provided, supply extended from existing in the main house. Extend new circuits from distribution board to provide lighting and power to later detailed layout. All switch and outlet plates to be white plastic, outlet plates to incorporate charging sockets

DAVID BENNETT ARCHITECTS

THE OLD COTTAGE
10 VICARAGE LANE, FELPHAM
WEST SUSSEX PO22 7EA
01243 866279 and 07932 757144
Email:davidkbennett47@gmail.com

CLIENT

MR AND MRS R HOMER

PROJECT

**NORTON FARMHOUSE
GARAGE AND WORKSHOP**

DRAWING TITLE

GROUND FLOOR PLAN

SCALE

1/50 at A3

REFERENCE

11913.05B